

**Land**  
**5030372**  
**Closed**

**195 Browns Ridge Road**  
**Ossipee**  
**Unit/Lot #**

**NH 03886-4**

**Listed: 2/26/2025**     **\$299,000**  
**Closed: 4/8/2025**     **\$300,000**  
**DOM: 10**



**County** NH-Carroll  
**VillDstLoc**  
**Zoning** RUR UNIMPROVED  
**Lot Size Acres** 40.00  
**Lot - Sqft** 1,742,400  
**Price Per Acre** \$7,500.00  
**Taxes TBD** No  
**Tax Annual Amount** \$37.00  
**Tax Year** 2024  
**Waterfront Property**  
**Water View**  
**Water Body Access**

**Road Frontage** Yes  
**Road Frontage Length** 745  
**Surveyed** No  
**Surveyed By**

**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Total Lots** 2  
**Total Leases**  
**OpenSpc %**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Date Initial Showings ...**



[Unbranded Tour URL 1](#)

**Directions** On Browns Ridge Rd, property located across the street from 180 Browns Ridge Rd.

**Remarks - Public** Two lots of record in Ossipee with 745 feet of road frontage on Browns Ridge Rd! The front lot is 4 acres which has all the road frontage and the second lot is 36 acres behind the 4 acre parcel. A paper road known as "Trask Mountain Rd" runs along the southern boundary of both lots. If you have been looking for a place to build a home in a beautiful setting with great commuter access to NH Route 16, this is it! Lot is wooded and could have excellent logging potential. Sign on property.

**LOT/LOCATION**

**Development / Subdivision**

**Lot Features** Near Paths, Near Snowmobile Trails, Rural, Hilly, Mountain View, Rolling, Trail/Near Trail, Wooded, Near School(s)

**Common Land Acres**

**Pole Number**

**Permit Number**

**Road Frontage Type** Public Maintained Road

**School - District** Governor Wentworth Regional  
**School - Elementary** Ossipee Central Elementary Sch  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School

**UTILITIES**

**Utilities** None  
**Internet** None  
**Water Source** None, On-Site Well Needed  
**Sewer** None  
**Electric** At Street

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**PUBLIC RECORDS**

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 3637  
**Deed - Page** 444  
**Plan Survey Number**  
**Property ID**

**Map** 272  
**Block** 000  
**Lot** 054  
**SPAN#**

**Tax Class**  
**Tax Rate** 11.60  
**Current Use** Yes  
**Land Gains**  
**Assessment Amount**  
**Assessment Year**  
**Assessments - Special**

**DISCLOSURES**

**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No **Flood Zone** Unknown  
**Monthly Lease Amount** **Easements**  
**Covenants** No  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction**  
**Date - Auction**  
**Auction Time**

**Items Excluded**

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**PREPARED BY**

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Listed by:

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